



# Talbot County Planning Commission Agenda

Wye Oak Room, Talbot Community Center  
Thursday, July 9, 2020 at 8:30 a.m.

## NOTICE:

**DUE TO THE COVID-19 PANDEMIC THE PLANNING COMMISSION MEETING WILL BE HELD  
VIA CONFERENCE CALL**

### **NOTICE TO GENERAL PUBLIC:**

Due to technical difficulties, the regularly scheduled Planning Commission meeting has been postponed from July 1 until Thursday, July 9, 2020. A meeting of Planning Commission Members and limited staff will occur in the Wye Oak Room at the Talbot Community Center on July 9, 2020 beginning at 8:30 a.m. Due to the COVID-19 pandemic, there will be no public access. Citizens may watch live stream video or listen to the meeting via conference call.

For those wishing to speak on these items via conference call during the meeting, please register in advance of the meeting no later than Wednesday July 8, 2020 at 4:00 p.m. by contacting Jennifer Collins at 410-770-8030.

Please check the Planning and Zoning Department's website closer to the meeting date for updates on remote participation information.

(<http://www.talbotcountymd.gov/index.php?page=agendas-and-minutes>)

### **CONFERENCE CALL INFORMATION**

**CALL 1-415-655-0002 OR 1-855-797-9485 (TOLL FREE)**

**Meeting Number (Access code): 160 814 9957**

**LIVESTREAM VIDEO IS ACCESSIBLE VIA YOUTUBE AT:**

<https://www.youtube.com/midshorecommunitytelevision>

**1. Call to Order 9:00 a.m.**

**2. Decision Summary Approvals**

**a. May 20, 2020**

June 3, 20220 **POSTPONED UNTIL AUGUST 5, 2020 AGENDA**

June 10, 2020 **POSTPONED UNTIL AUGUST 5, 2020 AGENDA**

**3. Old Business**

**4. New Business**

July 1, 2020

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- a. **Applicant:** Susan R. Payne et al c/o Vince Payne  
**File No.:** L1293  
**Agent:** Sean Callahan, Lane Engineering  
**Request:** Final Major Revision Plat  
**Location:** E. Poplar Street, Bellevue, MD 21662  
**Zoning:** Map 42, Grid 12, Parcel 148; Zone: VC
  
- b. **Applicant:** Department of Planning and Zoning  
**Agent:** Martin Sokolich, Planner III  
**Request:** Recommendation to the County Council  
**Project:** Maryland Agricultural Land Preservation Foundation (MALPF) easement applications for fiscal year 2021.
  
- c. **Applicant:** Talbot County Council  
**Agent:** Mary Kay Verdery, Planning Officer, Department of Planning and Zoning  
**Request:** Recommendation to the County Council  
**Project:** Bill 1446 – A Bill to amend Chapter 190 of the Talbot County Code (Zoning, Subdivision and Land Development) to improve and clarify the processes for licensure and oversight of Short-Term Rentals in the County; and to amend the standards for safety for licensure
  
- d. **Applicant:** Department of Planning and Zoning  
**Agent:** Miguel Salinas, Assistant Planning Officer  
**Request:** Recommendation to the County Council  
**Project:** Draft Cordova Village Master Plan
  
- e. **Applicant:** Department of Planning and Zoning  
**Agent:** Miguel Salinas, Assistant Planning Officer  
**Request:** Recommendation to the County Council  
**Project:** Draft Working Waterfront Overlay District

## 5. Discussion Items

- a. **Applicant:** Tilghman on the Chesapeake  
**File No.:** L1341  
**Agent:** Brett Ewing, Lane Engineering, LLC  
**Request:** Sketch Major Revision Plat  
**Location:** Spinnaker Way, Tilghman MD 21671  
**Zoning:** Map 44, Parcel 49; Zone: VM
  
- b. **Applicant:** Two Nineteen Federal, LLC  
**File No.:** SP584  
**Agent:** Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A.  
**Request:** Major Site Plan - Discussion of landscaping plan  
**Location:** 25815 Avonia Lane, Royal Oak, MD 21662  
**Zoning:** Map 46, Grid 12, Parcels 122 and 134; Zone: VH

## 6. Staff Matters

**7. Work Sessions**

**8. Commission Matters**

**9. Adjournment**